

**PROCEEDINGS OF THE
WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR KING COUNTY
RESOLUTION AND HEARING DECISION**

**IN RE: CITY OF AUBURN
 West Hill Area
 Proposed Annexation
 King County, Washington**

FILE NO. 2250

I. PUBLIC HEARING OVERVIEW

In January 2007 the City of Auburn filed a Notice of Intention (File No. 2250) to annex 1215 acres, described as the West Hill Area.

This annexation was proposed pursuant to RCW 35A.14. The West Hill Area property owners have expressed interest in annexation in order to develop properties under City of Auburn regulations and to receive municipal public services from Auburn. The Auburn City Council adopted the Resolution for annexation in January 2007

The site is located on the western side of the City of Auburn. The eastern border of the West Hill Area abuts the boundary of the City. The northern boundary of the site generally follows SE 283rd Street (if extended). The western boundary of the West Hill Annexation variously generally follows 51st Avenue South and State Route 18. The southern boundary is generally formed by the Peasley Canyon Road and South 336th Street. Properties west of the site are slated for future annexation to the City of Federal Way.

The City of Auburn invoked the Board's jurisdiction for the stated reason of providing citizens an independent forum to obtain information and comment upon the proposed West Hill Area Annexation.

The City of Auburn advises that the Resolution for the West Hill Area calls for an election to permit the citizens within the West Hill Area to ultimately decide whether or not to join the City of Auburn.

The Board held a public hearing on March 20, 2007 to consider the proposal by the City of Auburn to annex the West Hill Area (1215 acres).

The Board reviewed File No. 2250 in accord with RCW 36.93. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.93.150, the authority for modification of annexation proposals. The Board also considered RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Auburn Comprehensive Plan, and other applicable state, regional, and local regulations and guidelines.

The Board finds that the record for File No. 2250 contains sufficient documentation (e.g., technical data, fiscal data), evidence of community information programs, and certification of petitions and/or legislative action to complete its review of the West Hill Area Annexation.

On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2250**, it is the decision of the Board to **approve** the action proposed in said **Notice of Intention**. The legal description of the West Hill Area is attached hereto and marked as "Exhibit I", together with a map showing the boundaries of the area herein marked as "Exhibit II."

II. FINDINGS

RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Board finds the following Factors (RCW 36.93.170) apply to the City of Auburn's proposed West Hill Area Annexation (1475 acres). Additional authorities relevant to the West Hill Area include, but are not limited to: RCW 36.70A, RCW 35.13, King County Comprehensive Plan/Countywide Policies, the Auburn Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities.

A brief review of key issues related to each applicable element is presented below:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board finds the following elements to be applicable to this matter: Population Density/Proximity to Other Populated Areas/Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; Likelihood of Significant Growth in the Area During the Next Ten Years; and Population Density/Proximity to Other Populated Areas/Land Area/Land Uses. Following is a brief review of key issues related to these factors.

The West Hill Area is an urban community that is substantially developed with single-family homes. Public facilities and open spaces are present in the West Hill Area. The West Hill Area will likely experience continuing urban growth over the next ten years. There is remaining land that is suitable and permitted for redevelopment/new development with residential uses. A small portion of land is designated for agricultural uses and a small area designated for industrial use within West Hill Area boundaries. The community is unified with respect to its specific physical elements (e.g., geographic features) and social elements.

The West Hill Area is a Potential Annexation Area for the City of Auburn in the "Development in the Unincorporated Areas and Annexation Element" of the City of Auburn Comprehensive Plan. Under the Plan, West Hill was identified, mapped, and analyzed for incorporation into the City of Auburn. The West Hill Area Annexation is consistent with City's Comprehensive Plan policies supporting inclusion of urban areas within the City for local governance. Under the City's Comprehensive Plan, citizens of the West Hill Area would also receive a full array of uniform public services, facilities and infrastructure.

The City of Auburn Comprehensive Plan provides a commitment to provide the necessary resources to govern the West Hill Area. This Plan demonstrates that the City has provided for protection of the existing built environment and for new development in the West Hill Area. More specifically, the City of Auburn Comprehensive Plan provides for growth at urban levels of density consistent with the existing built environment and the natural environment. Future residential development would reportedly be generally similar to and essentially compatible with existing housing density/design requirements. With annexation of the West Hill Area, there would be an opportunity to immediately implement consistent and coordinated development standards throughout the community.

The proposed annexation area lies within the Urban Growth Area established by King County. The King County Comprehensive Plan contemplates transfer of the West Hill Area to a local jurisdiction. County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and eliminate unincorporated islands between cities. Policy LU-32 encourages cities to annex designated areas into city boundaries. King County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.) Other policies establish cities as the providers of local governance, community planning, and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36).

The West Hill Area contains environmentally sensitive features (e.g., variable topography, drainage basins, natural habitat). Portions of the environmentally sensitive lands require planning and

management to ensure the preservation of these critical areas. The Auburn Comprehensive Plan provides protection for the natural environment within the West Hill Area through guidelines and regulatory controls (e.g., open space preservation, storm water/flood control programs) designed to protect sensitive areas.

Similarly, the West Hill Area Annexation would be consistent with City of Auburn Comprehensive Plan policies supporting local governance in areas where urban infrastructure and services are available for development at urban densities and in areas contiguous to City boundaries (e.g., Annexation Policies and Land Use Policies).

The State Growth Management Act (RCW 36.70A) policies and goals also support the West Hill Area Annexation. The proposed action would be consistent with RCW 36.70.20 which calls for community planning goals, for urban growth, services and infrastructure, and environmental preservation.

RCW 36.93.170 (2) MUNICIPAL SERVICES

The Board considered the following elements to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The evidence shows that the West Hill Area is an urban community requiring municipal services and facilities. Service goals and policies for urban areas are established by the State Growth Management Act and the King County Comprehensive Plan. For example, King County FW-13 states that cities are the appropriate provider of local urban services to Urban Areas. FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Additionally, annexation is appropriate under Countywide Policy CO-1, which encourages annexations when a jurisdiction has "identified and planned for (a) full range of urban services".

Similarly, the City of Auburn has adopted policies – through the City's Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for provision of services to all properties within its corporate boundaries. Upon annexation, the City of Auburn would include the newly incorporated area in the municipality's Service Area. The City of Auburn will provide (directly or by contract) a full array of public services, including police services, fire and emergency medical services, water service, wastewater treatment, storm water management systems, transportation infrastructure and systems. The City of Auburn will provide for law and justice services and a range of human services. The King County Library and local/regional recreation facilities would be available to residents. The Federal Way School District, Auburn School District, and the Kent School District will not be affected by this annexation.

The Board finds that the City of Auburn has demonstrated, through an Annexation Study which examined revenues/expenditures relating to governance and service of the West Hill Area, that sufficient funds are available both at current development and at full development to provide a comprehensive array of services/facilities to the community.

More specifically, the City has developed a basic plan to provide West Hill Area citizens with public services/facilities in a manner equivalent to the services/facilities provided to citizens within the existing City of Auburn. West Hill Area residents would receive services, infrastructure, and facilities at a basic level immediately upon incorporation.

Annexation Study findings indicate that the costs for governance and services will be essentially offset by property taxes, standard service fees, and other revenues. Reasonable rates would be assessed to citizens for both basic and enhanced services/facilities. For example, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services.

The City reports a commitment to conducting substantial and detailed analyses of capital improvements that are anticipated to be required over time (e.g., arterial road improvements) to ensure that the citizens of the entire jurisdiction receive quality services. Improvements to levels of service would then occur over time as required to meet the needs of the community and as permitted by available resources. Thus, the West Hill Area Annexation would result in no significant impacts to City finances, debt structure, or rights of other governmental units.

King County officials support annexation of the West Hill Area, stating that this action creates a logical municipal service area. Services would be equal or superior to the services currently provided by King County. The City can provide more cohesive policies, standards, programs, coordinated operations, and efficient, economic control of services. Thus, services will be more effective, more efficient, and less costly to both government and citizens of the West Hill Area.

RCW 36.93.170 (3) Effects of Proposal

The Board considered mutual economic and social interests, and local government structure effects to be applicable. Below is a brief review of key issues.

The evidence shows that the West Hill Area is contiguous to – and shares mutual social and economic profiles with – the City of Auburn. Citizens of West Hill utilize facilities in the City of Auburn – including libraries, schools, parks and recreation programs. Citizens shop in Auburn and use professional services (e.g., medical care, personal care) in the City. Sales and business taxes will benefit both communities. Citizens travel local and arterial roads through the City. Utility services are coordinated under the aegis of a range of regional service providers.

City representatives conducted and offered into evidence an Annexation Study which establishes a financial plan to provide West Hill citizens with governance services and facilities equivalent to those systems provided to citizens of the existing City of Auburn. More specifically, West Hill Area residents would be provided basic services, infrastructure, and facilities immediately upon incorporation. The City must also provide for parks, surface water management facilities, ground water facilities, and other similar facilities.

For the present and the near-term future, the Annexation Study offers reasonable assurance that City resources in combination with State of Washington allocations will enable the City to fund annexation and service to the West Hill Area without a significant impact to cost of services and adequacy of services, financial structure, debt structure, or rights of other governmental units.

Further, the West Hill Area Annexation is proposed under a framework established through an Interlocal Agreement between the City of Auburn and King County. The Interlocal Agreement includes a commitment by the County to provide the City of Auburn with funding to facilitate transition of service responsibilities from King County to the City of Auburn and for roadway improvements within the municipality.

With annexation, citizens would participate in local governance including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Auburn officials testified that the City is prepared to govern and to provide full services to this community.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

RCW 36.93.157 mandates that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

- RCW 36.70A.020 Planning Goals
- RCW 36.70A.110 Urban Growth Areas
- RCW 36.70A.210 Countywide Planning Policies

Key Growth Management Act policies that guide the provision of public services and that are relevant to the proposed West Hill Area include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.

- RCW 36.70A.020 (2) Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020 (10) Environment: Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A.020 (12) Public Facilities and services: Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area.
- RCW 36.70A.110 (3) directs urban growth to areas with existing or available public services and facilities
- RCW 36.70A.110 (4) states that “(in) general, cities are the units of local government most appropriate to provide urban ...services.”
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban growth areas.

Annexation of the West Hill Area to the City of Auburn satisfies Growth Management Act criteria for governance of urban areas. This action is supported by RCW 36.70.A which requires community planning goals, allowance for urban growth, services and infrastructure, and environmental preservation. For example, the proposed West Hill Area Annexation is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

RCW 36.93.180 OBJECTIVES

The Boundary Review Board has considered RCW 36.93.180 (Objectives), as follows:

RCW 36.93.180 (1) PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES

The Board finds that the West Hill Area is a neighborhood as that term is defined by case law, as “either geographically distinct areas or socially... distinct groups of residents”. The West Hill Area exhibits many features that support its link with the City. The West Hill Area and the adjacent City lands are residential in character. The communities are characterized by similar and linked topography, open spaces, and habitat features.

The citizens of both communities share similar demographic, social, and economic profiles. Residents of the City and the West Hill Area use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

The City of Auburn Comprehensive Plan anticipates annexation of the West Hill Area. The City includes the West Hill Area in its Potential Annexation Area. Annexation of the West Hill Area will promote the preservation of the neighborhood because this action facilitates a more effective connection to the City of Auburn.

City representatives identified plans to effectively govern and serve this area as a part of a unified community. Annexation will allow the City of Auburn to guide coordinated community development in a manner which considers both built lands and the critical natural areas. Under City of Auburn regulations, the West Hill Area would continue as a predominantly residential community with designations and zoning similar to that existing under King County.

More specifically, annexation would permit the City of Auburn to establish land use designations and zoning standards for West Hill. The City of Auburn is prepared to provide development review and environmental review (e.g., protection of slopes, sensitive areas, and stormwater management) to the West Hill Area based upon local, regional and state regulations which support the preservation of this community.

Auburn officials testified that the City is committed to providing West Hill Area citizens a voice and a vote in planning for the future.

King County officials support the annexation of the West Hill Area citing that annexation would be consistent with regional and local guidelines. The County stated a preference for immediate annexation of urban areas to provide uniform governance for citizens of the West Hill Area. The incorporation of the West Hill Area addresses the State Growth Management Act goals which support local governance by municipal jurisdictions.

RCW 36.93.180 (2) USE OF PHYSICAL BOUNDARIES, INCLUDING BUT NOT LIMITED TO BODIES OF WATER, HIGHWAYS, AND LAND CONTOURS

The West Hill Area has been established for annexation by Auburn under the City's Comprehensive Plan/Potential Annexation Area. It is designed to create cohesive physical boundaries. More specifically, the West Hill Area is located immediately to the west of the City of Auburn. The specific boundaries of the proposed West Hill Area Annexation are based upon co-terminus borders with the City, rights-of way, and individual property lines. The properties lying to the west of the proposed annexation area are slated for future annexation to the City of Federal Way.

"Social neighborhoods" may also be the basis for boundaries. The evidence shows that the City and the West Hill Area share a social affiliation. The communities form a single social neighborhood.

The West Hill Area annexation is consistent with the King County Comprehensive Plan as this action achieves progress toward incorporation of the greater unincorporated area in King County.

Annexation of the West Hill Area furthers the planning goals established by the State Growth Management Act for providing local governance to unincorporated urban territories.

RCW 36.93.180 (3) CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS

The Auburn Comprehensive Plan (including the Land Use Plan, Comprehensive Sewer and Water Plans, Transportation Element, Comprehensive Storm Water Management Plan) designates the City as the provider of services for the West Hill Area. Annexation of the West Hill Area into the City of Auburn will advance the creation and preservation of logical service areas.

Approval of the West Hill Area annexation creates and preserves logical services by including a greater number of properties in the City's service area. The City can provide either directly or by contract for efficient, consistent, consolidated service programs throughout the greater community. For example:

- The City of Auburn will directly provide police services.
- The City of Auburn will contract with the Valley Regional Fire Authority, formed in 2006, to provide fire protection and emergency services (via Fire Protection District No. 39).
- The City of Auburn will work with the Lakehaven Utility District to provide water services.
- The City of Auburn will work with Lakehaven Utility District to provide wastewater treatment services.
- The City of Auburn will provide for storm water management. The City will coordinate stormwater services consistent with King County standards. Specific systems/facilities will address both the natural environment (e.g., basins, terrain) and the built environment (e.g., structures, roadways).
- City parks, recreation facilities, libraries and other community services would be available to the citizens of the West Hill Area. The City currently owns/has responsibility for local and regional parks under the City Comprehensive Parks Plan.
- Children would continue to attend schools in Auburn School District No. 408, Federal Way School District No 210, or Kent School District No. 415.

- Local streets are fully operational and well-maintained by the City of Auburn. Existing funds in the Capital Improvement Plan budget are anticipated to be sufficient to continue to manage these roadways.
- Arterial roadways (including streets, storm water drains, and other right of way features) are anticipated to require funding for upgrades and maintenance. This funding will come primarily from King County Annexation Initiative fees, grants, development impact fees and other sources.

City officials have demonstrated that public services to the West Hill Area would be improved by placing the entire area under a single municipal jurisdiction. Synchronized services and facilities will promote protection of the built environment and the natural environment. City officials acknowledge that funding may not permit immediate enhancement of these facilities. However, the City will diligently plan and seek funding for necessary future improvements to the community.

King County strongly supports annexation of unincorporated urban areas like West Hill to provide citizens with more effective, efficient governance. The County does not have sufficient resources to manage land uses or serve properties in these urban areas.

The State Growth Management Act identifies cities as the logical providers of local governance and urban services.

RCW 36.93.180 (4) PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES

Annexation of the West Hill Area would provide a reasonable and regular boundary consistent with the Auburn Comprehensive Plan Annexation Element. The Board finds that annexation of the West Hill Area to Auburn is consistent with the intent of this criterion to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

Under the King County Comprehensive Plan and the State Growth Management Act, West Hill, as an unincorporated urban community, is encouraged to annex to a local jurisdiction. The West Hill Area, as an unincorporated community, does not benefit from effective governance.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

Both the State Growth Management Act and the King County Comprehensive Plan encourage governance of urban areas by local jurisdictions. Annexation is preferred over incorporation of new communities in order to achieve local governance.

Annexation of West Hill to the City of Auburn would, therefore, be consistent with this criterion.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2250.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

The West Hill Area comprises 1215 acres of unincorporated land. The Board finds annexation of the West Hill Area will place under City jurisdiction the built environment and natural environment that links West Hill to the City of Auburn, thus creating more practical boundaries for the effective local governance, directed planning activities (e.g., establishment of uniform land uses and development standards), preservation of environmentally sensitive areas, and the provision of coordinated public facilities and services.

RCW 36.93.180 (8) INCORPORATION AS CITIES OR ANNEXATION TO CITIES OF UNINCORPORATED AREAS WHICH ARE URBAN IN CHARACTER

The Board finds that annexation of the West Hill Area into the City of Auburn is consistent with its designation as an Urban Growth Area under the King County Comprehensive Plan. Further, the City of Auburn Comprehensive Plan includes the entire West Hill Area in its Potential Annexation Area. The "Urban" designation established for the West Hill Area is also supported by the State Growth Management Act.

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (9) does not apply to the vast majority of the proposed annexation area. However, the West Hill Area includes a small area – within the Urban Growth Boundary – that is designated for agricultural use by King County. The City of Auburn will permit that land to remain with the existing agricultural designation.

III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board conducted review and deliberation of File No. 2250 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board focused upon RCW 36.93 (Boundary Review Board Enabling Act); RCW 36.70A (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Auburn Comprehensive Plans, RCW 35.13 (Annexation of Cities); and other relevant regulations and guidelines. As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The West Hill Area Annexation could be approved as submitted by the City of Auburn, if this action advances the provisions in RCW 36.93 and is consistent with other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, City of Auburn Comprehensive Plan).
- The West Hill Area Annexation could be modified from the proposal submitted by the City of Auburn, if this action advances the provisions in RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, City of Auburn Comprehensive Plan).
- The West Hill Area Annexation could be denied in its entirety if annexation is found to be inconsistent with the objectives in RCW 36.93 and other applicable regulations (e.g., Chapter 36.70A RCW, King County Comprehensive Plan, City of Auburn Comprehensive Plan).

The Board finds that the record for File No. 2250 is detailed and extensive. Affected parties provided substantial materials relating to the proposed action. The Board reviewed the complete record in order to come to a decision for the proposed West Hill Area Annexation.

The Board finds that the City of Auburn's proposed annexation of the West Hill Area is consistent with the provisions of 36.93 RCW. By way of example, but not limitation:

- The West Hill Area annexation satisfies criteria established in RCW 36.93.170 with respect to population, territory, comprehensive planning, land uses, natural environment, service needs and service capacity, and mutual social and economic needs.
- Additionally, the proposed West Hill Area was evaluated with respect to the objectives contained in RCW 36.93.180 as follows:

RCW 36.93	WEST HILL AREA (1215 ACRES)
OBJECTIVE 1 – PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION AS ANNEXATION INCLUDES ALL PROPERTIES IN A NATURAL COMMUNITY
OBJECTIVE 2 – USE OF PHYSICAL BOUNDARIES	ADVANCES CRITERION AS IT COINCIDES WITH ESTABLISHED COMPREHENSIVE PLAN BOUNDARIES
OBJECTIVE 3 – CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES CRITERION AS AUBURN CAN SERVE ENTIRE AREA TO PROTECT PUBLIC WELFARE.
OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION AS REGULAR BOUNDARIES SUPPORT A UNIFIED COMMUNITY AND STREAMLINE SERVICE PROVISION

RCW 36.93	WEST HILL AREA (1215 ACRES)
OBJECTIVE 5 – DISCOURAGEMENT OF MULTIPLE INCORPORATIONS	ADVANCES CRITERION AS ANNEXATION, RATHER THAN INCORPORATION, IS PROPOSED FOR THIS AREA.
OBJECTIVE 6 – DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS	DOES NOT APPLY
OBJECTIVE 7 – ADJUSTMENT OF IMPRACTICAL BOUNDARIES	ADVANCES CRITERION AS PRACTICAL BOUNDARIES ARE CREATED TO SUPPORT A UNIFIED COMMUNITY AND TO STREAMLINE SERVICE PROVISION
OBJECTIVE 8 – INCORPORATION ...OR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS	ADVANCES CRITERION AS THE ENTIRE DESIGNATED URBAN AREA WILL BE INCORPORATED INTO A LOCAL JURISDICTION.
OBJECTIVE 9 – PROTECTION OF AGRICULTURAL AND RURAL LANDS ...	DOES NOT APPLY

- State Growth Management Act (Chapter 36.70A RCW) policies call for logical and orderly growth. The Board finds that annexation of the West Hill Area advances the provisions of the RCW 36.70A by providing for effective local governance.
- The King County Comprehensive Plan/Countywide Policies and the Auburn Comprehensive Plan also contemplate logical and orderly growth of communities. These County and City plans support local governance to assure balanced, sound, cost-effective governance for this community.

IV. CONCLUSION

The Boundary Review Board finds that approval of the West Hill Area annexation to the City of Auburn advances the standards established in the Growth Management Act, King County Comprehensive Plan, the City of Auburn's Comprehensive Plan, RCW 36.93, and other state and local guidelines for incorporation of urban areas.

The Boundary Review Board finds that approval of the proposed West Hill Area annexation is timely based upon the City of Auburn's current and historical commitment to guide development and provide municipal services to this area. Annexation will enable the City of Auburn to provide a harmonious efficient plan for the governance of the built community, preserving the environment, and protection of public health and welfare.

(Note: Under state law, the City of Auburn must adopt an Ordinance or Resolution affirming the West Hill Area Annexation following action by the Boundary Review Board and agreement by a vote of the citizens. Under state law, the City must confirm the action as approved by the Boundary Review Board. Alternatively, the Council may decide not to pursue the action. However, the City cannot modify the boundaries that have been approved by the Boundary Review Board.)

NOW, THEREFORE,

BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said **File No. 2250** be, and the same is, hereby **approved** as described in Exhibits attached hereto and incorporated herein by reference.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vote of 7 in favor , 0 in opposition, and 2 abstentions, on this 12 day of April of 2007, and signed by me in authentication of its said adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY

Original Signed Copy on File with Boundary Review Board
Michael Marchand, Chair

FILED this 13 day of April 2007 **BY:**

Original Signed Copy on File with Boundary Review Board
Lenora Blauman, Executive Secretary

EXHIBITS

EXHIBIT I CITY OF AUBURN WEST HILL AREA: LEGAL DESCRIPTION OF ANNEXATION AREA BOUNDARIES

EXHIBIT II CITY OF AUBURN WEST HILL AREA: MAP OF ANNEXATION AREA BOUNDARIES